

# Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

## **Meeting Minutes Wednesday, March 15, 2017 Warwick Planning Department Second Floor, City Hall Annex**

The following Commission members were in attendance:

Ms. Donna Tobin, Chair  
Ms. Ginny Leslie, Vice Chair  
Mr. William McQuade  
Mr. Maxwell Pounder  
Mr. Barry O'Brien

The following Commission member was absent:

Ms. Carol Pratt

The following staff member was present:

Sue Baker, Warwick Planning Department

The meeting was called to order by the Chairperson at 6:04 p.m.

### **Petition #17-292-468 Residential/Sarah Young 30 North Fair Street Pawtuxet Village**

The Petitioner is seeking approval to attach twelve (12) all black solar panels with black frames to the rear roof of the existing structure. Panels will be secured to the racking by top down black clamps, which are bolted to black rails. The black rails are bolted to L-feet, which have been attached with black flashing to the existing roof supports using structural lag bolts.

Mr. Josh Mailloux was present to represent the homeowner, and explained the project to the Commissioners. The panels will sit flat on the roof and could be removed in the future if need be. A conduit will run from the panels to a meter, similar in size and appearance to a utility meter, with a disconnect for fire safety. It will be attached on the side of the house near the existing utility meter. The system will be owned by the property owner; this is not a third-party lease.

Commissioner Pounder noted that, while the panels and rear roof would not be visible from North Fair, they are from South Fair. He expressed concern about the layout of the panels, which were proposed to be configured around a chimney and vents. He suggested that the

12 panels could be rearranged in a horizontal configuration so that it looks more like a solid block and would be more aesthetically pleasing. Mr. Mailloux said he thought the engineers would be able to accommodate that request. The homeowner is hoping to get the panels installed within the week.

Further discussion ensued relative to the placement of the panels, and the total height when they are installed.

Commissioner Pounder made a motion to approve the Petition, citing ITS #52, "Interpreting the Secretary of the Interior's Standards for Rehabilitation" Incorporating Solar Panels in a Rehabilitation Project, and Secretary of the Interior's Standards for Rehabilitation #2 and #9, and with the following stipulations: that the solar panels be installed on the rear roof in a minimally visible way to the street to the south in keeping with the spirit of the above-referenced citations. The panels shall not be visible from the primary elevation; the installed panels shall not go higher on the rear roof than the lower edge of the chimney; the panels shall be oriented in a horizontal configuration; the panel height, when installed, shall be no higher than four inches above the existing roof line; and installation shall be reversible. Panels shall be removed when no longer viable or functional.

Mr. Mailloux is to provide updated renderings showing conformance with the stipulations, then the Certificate of Appropriateness will be issued.

Commissioner Leslie seconded the motion. All voted in favor; none opposed.

**Petition #17-274-204**

**SPRINT/American Tower Company**

**Pontiac Mill, Water Tower**

**Pontiac Village**

The Petitioner is requesting approval to install equipment, including three antennas, three mini BTS (RRH), and associated cabling. The Petitioner is also seeking approval to remove an existing obsolete SPRINT cabinet and to relocate ground equipment onto a proposed elevated ten-foot (10') steel frame, and to remove an existing generator, leaving space for a future generator on the proposed steel frame. Ground equipment lease area dimensions would remain the same.

This Petition was continued from the February 15, 2017 meeting, so that the Petitioner could provide the Commission with information relative to how the height of the platform had been determined as well as a sketch showing screening for the equipment the Commission had requested. Since the February 15 meeting, SPRINT has advised the Planning Department that it will be withdrawing its request to locate a backup generator and a propane tank on the site.

Mr. Don Madden was present to show the proposed screening. He also informed the Commission that he received an email from SPRINT attorneys that demonstrates they have communicated with the tower owner suggesting he ensure the tower be painted as had been discussed with the Commission last year.

Commissioner McQuade made a motion to approve the Petition, citing Secretary of the Interior's Standards for Rehabilitation #9, and with the stipulation that the Petitioner install a screening fence, of a neutral color, with webbing, to shield the 10' platform. The fence shall be a total of no more than 16' in height, to accommodate the height of the platform and equipment.

Commissioner Leslie seconded the motion. All voted in favor; none opposed.

**Petition #17-274-141, Advisory Opinion**  
**Reconstruction of Residential Multi-Family**  
**36-40 King Street**  
**Pontiac Village**

The Petitioners, James and Barbara Bellini, are seeking an advisory opinion from the Commission relative to a proposal to construct a 5-unit, multi-family residence on the subject property.

At its November 2016 meeting, the Commission was informed by the property owner at the time, Mr. Cliff Carlson, that the previous residence was heavily damaged by fire in January 2016, and it was subsequently determined that the property, zoned Residential A-7, was a legal, non-conforming five (5) unit apartment building. It was further determined by the Building Official that the damage was significant enough as to be considered an involuntary demolition. The Building Official determined, and the Commission concurred, that the damaged residence could be razed, and, with appropriate approvals, the same number of units could be rebuilt in different configurations elsewhere on the property, or within the existing building footprint.

The Petitioners had appeared at the February 15 meeting for initial discussion, where the Commission advised them that the proposal to construct a duplex and triplex on the property was the option that would be considered. Based on feedback from the Commission, the Petitioners worked with their designer to refine the plans prior to this meeting.

Discussion took place relative to the proposed grain and reveal of the clapboards and the window casings, as well the lite pattern. Mr. Bellini said that he would prefer to go with a 1/1 pattern. The Commissioners said that a 2/1 pattern would be preferable as it is more in keeping with the character of the neighborhood. Mr. Bellini said that many homes in the area have 1/1 patterns. Commissioner Pounder said that most are replacement windows and installed prior to the area being designated a historic district.

The Commissioners also said they needed further details depicted on the site plan, including landscaping, where patios and/or decks would be located and their dimensions and designs, as well as materials, the proposed change in the location of parking spaces, and where walkways would be. They also needed more specifications on the casements around the windows. Commissioner Pounder indicated that 1" x 4" would not be something the Commission would be happy with.

The Petitioners said they would have the information before the April 19 meeting, at which the project will be listed for a potential vote.

Commissioner Pounder excused himself from the meeting at 7:40 p.m. due to another commitment.

**Petition #17-274-120**  
**Commercial/A. Louis Mariorenzi**  
**144 Greenwich Avenue**  
**Pontiac Village**

The Petitioner is seeking approval to extend the present building with the addition of a rear attached metal building. A new roof will also be installed.

The Petitioner explained that for many years the property served as a “car dealership” which is now dysfunctional; however, car repair is still done on the premises. Mr. Mariorenzi collects cars and has run out of storage space. The new addition, with two garage doors on the side, will allow for storage of these vehicles. The building would be extended back with a metal addition, and a new roof installed to match. Some trees will be removed for the new addition; however, the rest will be left to maintain a buffer.

The Petitioner also said he plans to paint the original building to match the new addition, and asked what color the Commission would prefer. Commissioner Tobin explained that color is not within their purview, although something neutral like a sand color would be most beneficial for the neighborhood. Mr. Mariorenzi noted that the existing building is a neutral shade like that and he had intended to keep that color scheme.

The old building will be repaired as well as painted, and the Petitioner also plans to repave the parking lot. Commissioner McQuade inquired whether he planned to add any landscaping to break up the scale of the wall of the new addition. Mr. Mariorenzi said he would be happy to do so. Commissioner McQuade indicated that the Commission cannot require landscaping, but appreciated the Petitioner’s willingness to include some.

Commissioner McQuade made a motion to approve the Petition, with the following findings:

- a) The building is a commercial structure, dating from circa 1965, and is a one-story, concrete/cinderblock building with a stucco finish on exterior walls, and has been continually used as a shop and garage.
- b) It is a non-contributing structure within the Pontiac Historic District. The Pontiac Village Survey Map, dated August 1994, lists the parcel as “vernacular with major alterations.”

and the following stipulations:

- a) The front, original 1965 building shall be painted to match in color to the new addition.
- b) Plantings are suggested near the south-facing façade of the new building.

Commissioner Leslie seconded the motion. All voted in favor; none were opposed.

## **OTHER BUSINESS**

- **Discussion of educational outreach opportunities to raise residents' awareness of living within a historic district.**  
Commissioners have begun working on letters specific to their neighborhoods and will continue to refine them.
- **Approval of minutes of August 17, 2016 meeting**  
Continued until the April 19 meeting due to lack of quorum of those in attendance in August.
- **Approval of minutes of October 19, 2016 meeting**  
Continued until the April 19 meeting due to lack of quorum of those in attendance in October.

Commissioner McQuade made a motion to adjourn, seconded by Commissioner Leslie. All voted in favor. Meeting adjourned at 8:17 p.m.